

Exhibit F

Demand Letter

KURZMAN EISENBERG CORBIN & LEVER, LLP

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July 22, 2014

Via Federal Express

Commonwealth Land Title Insurance Company
140 East 45th Street
New York, New York 10017
Attn: Ms. Grace Onaga – Vice President

Re: **Purchase Agreement between DAB Group, LLC, as Seller
and Monty One, LLC, as Purchaser**

Dear Ms. Onaga:

Pursuant to Section 20 of the above referenced Agreement, dated May 9, 2013 (the "Agreement"), we hereby give Notice on behalf of the Purchaser directing the Escrow Agent to return Purchaser's Deposit in the amount of Four Hundred Sixty-Two Thousand Five Hundred and No/100 Dollars (\$462,500.00) (plus any interest that may have accrued thereon), as set forth in Section 26 of the Agreement. Please return the funds via wire transfer as follows:

Hudson Valley Bank
60 East 42nd Street, Suite 1836
New York, New York, 10165
ABA # 021909300
IOLA FUND ACCOUNT #1700874301

Kurzman Eisenberg Corbin & Lever LLP
1 North Broadway, 10th Floor
White Plains, NY 10601

Should you have any questions concerning this matter, please feel free to contact me at your convenience.

Very truly yours,

KURZMAN EISENBERG CORBIN & LEVER, LLP



Steven M. Goldman, Partner

KURZMAN EISENBERG CORBIN & LEVER, LLP

Ms. Grace Onaga
Commonwealth Land Title Insurance Company
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cc: D.A.B. Group LLC (*via Federal Express*)
Rivington Street Realty LLC
85 West Hawthorne Avenue
Valley Stream, New York 11580
Attn: Mr. Ben Zhavian

The Law Firm of Favata & Wallace LLP (*via Federal Express*)
229 Seventh Street, Suite 300
Garden City, New York 11530
Attn: William G. Wallace, Esq.

Monty One, LLC (*via Federal Express*)
505 Park Avenue, 17th Floor
New York, New York 10022
Attn: Mr. Roy Stillman - President